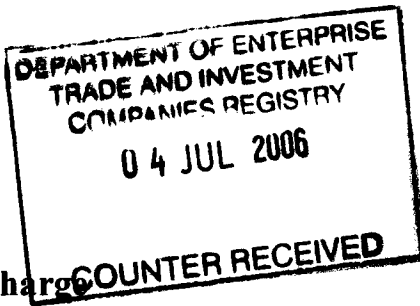




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COMPANIES FORM No. 402

Particulars of a mortgage or charge

402

Pursuant to Article 402(1) of the Companies (Northern Ireland) Order 1986

Please do not
write in
this marginPlease complete
legibly, preferably
in black type, or
bold block lettering

To the Registrar of Companies

For official use

Company Number

NI057467

* insert full name of
company

Name of company

***Tommy French Bookmakers Limited ("the Mortgagor")**

Date of creation of the charge

23 July 2006

Description of the Instrument (if any) creating or evidencing the charge (note 2)

Mortgage Debenture

Amount secured by the mortgage or charge

"Secured Obligations" means the moneys due, owing or incurred by and other liabilities of the Company to the Bank the payment and discharge of which are the subject of covenants, undertakings and agreements contained in this Mortgage Debenture PROVIDED THAT no obligation or liability shall be included in the definition of "Secured Obligations" to the extent that, if it were so included, this Mortgage Debenture (or any part thereof) would constitute unlawful financial assistance within the meaning of Articles 161 and 162 of the 1986 Order and in respect of which the appropriate procedures in accordance with Articles 165-168 of the 1986 Order have not been complied with..

Names and addresses of the mortgages or persons entitled to the charge

**Anglo Irish Bank Corporation Plc having its registered office at Stephen Court,
St. Stephen's Green, Dublin 2 (the "Bank")**

Postcode

Presentor's name, address and
Reference (if any):For official use
Public Office

Mortgage Section

Short particulars of all the property mortgaged or charged

64 William Street, Lurgan:- All that the comprised in Lease dated 1 November 1976 between William Harrison Gracey to James Brady and therein described as "All that and those the dwelling house and premises situate and known as No. 64 William Street, Lurgan, County Armagh which said premises are more particularly delineated on the map or ground plan thereof hereon endorsed which said map or ground plan shall be deemed to be incorporated in and form part of these presents", together with the Bookmakers Licence in respect of this property.

78 Main Street, Moira:- All and singular the premises comprised in and granted by the said Indenture of Conveyance dated the fifth day of November One thousand nine hundred and sixty-nine being the premises comprised in and granted by the said Indenture of Conveyance dated the sixth day of September One thousand nine hundred and twenty-eight and therein described as "ALL That and Those that portion of the premises comprised in and conveyed by the said Indenture of Conveyance of the thirtieth day of June One thousand nine hundred and twenty-six and comprising all that dwelling house enclosed yard outer yard office houses and premises in the occupation of the purchaser bounded on the South East or front by the public road from Lurgan to Belfast on the North West or rere and South West sides by the remainder of the said premises comprised in the said Indenture of Conveyance and on the North East ..cont..

Please do not write in this margin

Please complete legibly, preferably in black type, or bold block lettering

Particulars as to commission, allowance or discount (note 3)

Signed



Date

23rd June 2006

On behalf of ~~[company]~~ [mortgagee/chargee]*

* delete as appropriate

Notes

1. The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (Article 402). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (Article 405). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (Article 405), and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the Registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where Article 405(4) applies (property situate in Great Britain) and Form No.405 is submitted.

2. A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage" or "Legal charge", etc, as the case may be, should be given.

3. In this Box there should be inserted the amount or rate per cent, of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his:

- (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
- (b) procuring or agreeing to procure subscriptions, whether absolute or conditional,

for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.

4. If any of the spaces in this form are insufficient the particulars must be entered on the prescribed continuation sheet.

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Companies Form 402

Particulars of mortgage or charge

Pursuant to Article 402(1) of the Companies (Northern Ireland) Order 1986

402

To The Registrar of Companies

For official use

Company Number

NI057467

Name of Company

Tommy French Bookmakers Limited

Short particulars of all the property mortgaged or charged (continuation)

...cont...

by premises of William Clarke as the same are more particularly delineated and described on the Map endorsed hereon and thereon edged green situate in the Town and Parish of Moria Barony of Lower Iveagh (Upper Part) and County of Down together with the right of way for the Purchaser her heirs and assigns and her and their agents servants and licenses at all times and for all purposes with our without horse cattle and vehicles of every kind over that portion of the remainder of the premises comprised in the said Indenture of Conveyance and not hereby granted coloured brown on the said Map endorsed hereon" known as 78 Main Street, Moira, together with the Bookmakers Licence in respect of this property.

54 Ogle Street, Armagh:- All that the premises comprised in Conveyance dated 12 January 1990 between the Governors and Guardian of the Library Erected by Richard Lord Archbishop of Armagh of the one part and James E French of the other part and therein described as "ALL that and those the house and shop No. 54 Ogle Street in the City of Armagh in the Parish Barony and County of Armagh with the yards outbuildings and grounds held therewith as more particularly delineated by the Map thereof hereon endorsed and on said Map bordered red together with a way of the Lessee and his undertenants and his and their servants on foot and with horses, cattle and carriages including motor vehicles from the public Street at Irish Street in the City of Armagh to the demised premises and back again over the gateway and passages lying between the gateway and Irish Street aforesaid demised by the Lessors to Henry George Samuel Alexander Excepting and Reserving unto the Lessors the full right of passage and running of water and soil from all neighbouring land and houses of the Lessors through all drains channels and sewers in or under the said demised premises All which said premises are more particularly delineated by a map or plan thereof endorsed hereon and thereon bordered red and are situate in the City of Armagh in the Parish of Armagh in the Barony of Armagh and in the County of Armagh", together with the Bookmakers Licence in respect of this property.

26 North Street, Lurgan, County Armagh:- ALL that the lands held in Folio AR 92295L County Armagh together with the Bookmakers License in respect of this property.

Signed

Date

On behalf of [company] [mortgagee/chargee]



NI057467

CERTIFICATE OF THE REGISTRATION OF A MORTGAGE

Pursuant to Article 409(3) of the
Companies (Northern Ireland) Order 1986

I HEREBY CERTIFY that a Mortgage Debenture dated
the TWENTY-THIRD day of JUNE two-thousand and SIX and created by

Tommy French Bookmakers Ltd

for securing all moneys now due, or hereafter to become due,
or from time to time accruing due from the Company to

ANGLO IRISH BANK CORPORATION PLC

on any account whatsoever, was this day REGISTERED pursuant to
Part XIII of the Companies (Northern Ireland) Order 1986.

Given under my hand at Belfast, this the FOURTH day of JULY two-thousand and

SIX

A handwritten signature in cursive script, reading "Louise Hunter".

for the Registrar of
Companies for Northern Ireland